

AGENDA

Bureau County Zoning Board of Appeals

Thursday, July 17, 2025

7:00 p.m.

2nd Floor County Boardroom,
Courthouse, Princeton

1. Call to Order
2. Roll Call
3. Approval of Minutes of Prior Hearings: June 18, 2025 regular hearing and June 24, 2025 special hearing.
4. Public Comment (not comments on the public hearings to be conducted at this meeting).
5. New Business:

A. Public Hearing on Variation Requests from Daniel Zimmer et ux.

(Tabled 6-18-2025). Requesting a **VARIATION** to install a 9.020 kW solar array on the roof of an existing home. Proposed array will be located as close as 10' from the right-of-way of W. Walnut St., and as close as 10' from the right-of-way of S. Church St., needs 25'. Requesting two, 15' front yard **VARIATIONS**. Proposed array will also be located as close as 2' to the side (South) property line, needs 10'. Requesting up to an 8' side yard **VARIATION**. Also requesting a **VARIATION** to install the proposed array on the roof of the home in the 50' sight triangle at the corner of W. Walnut St. and S. Church St. Zoning Ordinance requires structures to be built outside of the sight triangle. Also requesting a **VARIATION** to expand a non-conforming structure to add said proposed solar array to the roof of the existing non-conforming home. The property is identified as being located on the Southeast corner of W. Walnut St. & S. Church St., 139 W. Walnut St., Sheffield. Parcel #14-19-309-001 is located on property in Section 19 of Concord Township.

B. Action on Daniel Zimmer et ux Variation Requests. The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

C. Public Hearing on Variation Requests from Mandy L. Foster. VARIATION from the Agricultural side and rear setback requirements as stated in the Bureau County Zoning Ordinance. **VARIATION** to build up to a 36' x 46' detached garage as close as 20' to the North property line, needs 30'. Requesting up to a 10' rear yard **VARIATION**. Proposed building will be as close as 15' from East property line, needs 30'. Requesting up to a 15' side yard **VARIATION**. The property is identified as being located on the N side of US Hwy. 6 approx. 1000' west of IL Rt. 89, 32785 US Hwy. 6, Spring Valley. Parcel #18-16-400-007 is located on property in Section 16 of Hall Township.

D. Action on Mandy L. Foster Variation Requests. The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

E. Public Hearing on Rezoning Request from Javier R. Rico et ux to REZONE from Agriculture to B-3, to bring existing truck repair shop, U-Haul rental, and trucking company into compliance with the Bureau County Zoning Ordinance. The property is identified as being located on the Northeast corner of IL Rt. 89 & 1700 N Ave., 33029 1700 N Ave., Arlington. Parcel #18-03-300-006 is located on property in Section 3, Hall Township.

F. Action on Javier R. Rico et ux REZONE request. The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested **REZONING**.

G. Public Hearing on Rezoning Request from Jared & Kayla Allen to REZONE from Agriculture to Rural Estate, to bring existing single family home into compliance with the Bureau County Zoning Ordinance. The property is identified as being located on the East side of 650 E St. approx. 180' North of 950 N Ave., Neponset. The New Parcel is located on property in Section 18, Macon Township.

H. Action on Jared & Kayla Allen REZONE request. The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested **REZONING**.

6. Other business

7. Adjourn